

From: [Steve Harris](#)
To: ["Canning, Kevin"](#)
Cc: [Steve Rudometkin](#); ["Litfin, Todd"](#); [Greg Rehmer](#)
Subject: Cielo Vista - Esperanza Hills
Date: Tuesday, May 07, 2013 8:50:23 AM

Kevin,

Hello, this email is intended to respond to a number of items that were raised in the April 26, 2013 memorandum addressed to you from Mr. Doug Wymore representing the proposed Esperanza Hills residential development. In my interpretation of his memo, I believe Mr. Wymore has misrepresented the 1993 Yorba Linda General Plan's treatment of the Cielo Vista and Esperanza Hills (identified as the "Murdock Area Plan") properties.

I do not share the author's opinion (as stated on page 2 of the memo) that, "All three (access) options are consistent with the City of Yorba Linda General Plan and Zoning Map certified on March 18, 2010." The statement, "...the City of Yorba Linda General Plan provides for access from the Esperanza Hills property to Via De Agua (Stonehaven) and San Antonio via easements across the Cielo Vista Property, " is incorrect. **The 1993 General Plan does not contain such a statement.** The Land Use Element does include a discussion on the "Murdock Area Plan" and includes six recommendations pertaining to the potential future development of the property. One of those recommendations does address circulation considerations as follows: **Require circulation improvements to San Antonio Road and Via de la Agua Road.** Neither the Land Use Element or Circulation Element specifically identify an access route to the Esperanza Hills property.

City Planning staff have not engaged in any discussions with the Esperanza Hills property owners re the use of City-owned property for access that would serve their proposed development. It should also be noted that Mr. Ken Ryan does not represent the City in any conversations that may have occurred between the developer and Mr. Ryan. An invitation to Mr. Wymore to present the Esperanza Hills proposal before the Yorba Linda City Council has gone unanswered for nearly a year. Until such a presentation, and/or formal City Council direction otherwise, the City will wait upon release of the Draft EIR to comment on any proposed access options.

Please contact me if you have any questions,

Steve

Steven Harris, AICP

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